Davidson County DEEDWARR
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Fees:13.00 Taxes:1443.00
20081006-0101514

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$390,000.00

Miriam L. Shoemaker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2008.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3.7.2011
(AFFIX SEAL)

JAMES C. SMITH NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miriam L. Shoemaker, Trustee 1456 Wexford Downs Lane Nashville, TN 37211	Same	Map 172 14 0B Parcel 116.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Gordon G. McGuire and Pricilla J. McGuire, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

The Miriam L. Showmaker Trust, Miriam L. Shoemaker, Trustee

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

LAND in Davidson County, Tennessee, being Lot No. 116 on the Plan of Winfield Park, Phase 2 Section 1, Revision 1, a Planned Unit Development, as recorded in the Register's Office for Davidson County, Tennessee, in Instrument No. 20010313-0024106 and Revised Plat of record in Instrument No. 20080122-0006550, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gordon G. McGuire and Pricilla J. McGuire, husband and wife, by deed from Turnberry Homes, L.L.C., a Tennessee Limited Liability Company, dated May 14, 2004, of record in Instrument No. 20040519-0058872 and re-recorded in Instrument No. 20040602-0064432 Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2009 taxes and subsequent years.
2) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001211-0122000, and corrected in Instrument No. 20020520-0061426.
3) Subject to Plat of record in Instrument No. 20010313-0024106, Revised Plat, in Instrument No. 20080122-0006550, a Planned Unit Development.
4) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1456 Wexford Downs Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 6th day of October, 2008.

Gordon G. McGuire

Pricilla J. McGuire

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Gordon G. McGuire and Pricilla J. McGuire, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of October, 2008.

NOTARY PUBLIC

My Commission Expires: 3-7-2011

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith

My Commission Expires: March 7, 2011

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027